



609 H  
STREET  
NORTHEAST.





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“ We seek to create extraordinary places. We care deeply about the experiences of our customers... [They] may inspire the world and we feel it is our responsibility to help create the backdrop for their best work.”

*- Jair Lynch Real Estate Partners*

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# THE BUILDING.



90,000 SF  
Class A  
office building

6 floors of  
office &  
retail space

16,000 SF  
floor plates

full building  
renovation  
completed in  
2020

1/1,500 SF  
parking ratio

full time  
lobby attendant



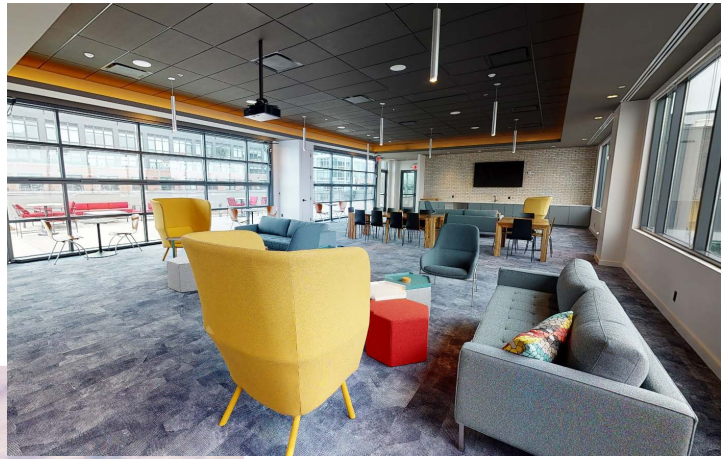
# THE AMENITIES.

## 609'S TENANT LOUNGE FEATURES:

**garage style doors** to connect indoor lounge to outdoor terrace space. **floor games** & **Wi-Fi**. spacious indoor & outdoor areas perfect for hosting **team** or **client events**. tv, projector, couches, & chairs. easily converted from lounge to **conference / training** upon request.



PENTHOUSE TENANT LOUNGE.



WI-FI ENABLED TENANT LOUNGE.



ROOF TERRACE WITH CAPITOL VIEWS.



BRAND NEW FITNESS CENTER  
& BIKE STORAGE ROOM.

# PRE-BUILT FULL FLOORS.

16,652 rsf



16,630 rs f



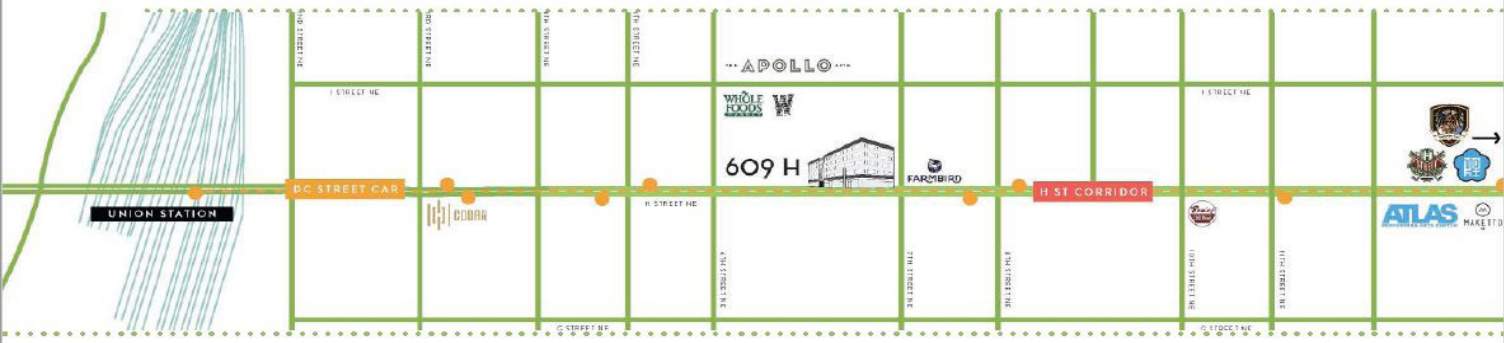
## 4TH FLOOR

### COLOR GUIDE

conference	phone booth	private office
large shared office	copy/print	private conference
small shared office	pantry/lounge	



# THE CORRIDOR.



## dining.

FARMBIRD  
MAKETTO  
TOKI UNDERGROUND  
STICKY RICE  
LE GRENIER  
SMITH COMMONS  
FANCY RADISH  
BEN'S CHILI BOWL  
H STREET COUNTRY CLUB

## entertainment.

ATLAS ARTS DISTRICT  
THE APOLLO  
THE ANTHOLOGY  
H STREET FESTIVAL





Orange Fitness

MASSAGELAX



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